

Document No. 3922
Voted at Meeting of 3/20/80

BOARD OF APPEAL REFERRALS

March 20, 1980

1. Z-4648 Alan F. Barton
49-51 Falkland Street, Brighton
2. Z-4654 William S. Driscoll & E. W. Street
31 Beechcroft Street, Brighton
3. Z-4664-4667 Daniel Coll & Paul Burke
588-590 & 592-594 East Fifth Street
227-229 & 231-233 Emerson Street, South Boston
4. Z-4674 Mary T. Connolly
367 East Eighth Street, South Boston
5. Z-4684 Burbank Apartments Co.
16-22 Haviland Street, Boston
6. Z-4685 Luster T. Delany
916 Beacon Street, Boston
7. Z-4698-4700 Boston Wharf Co.
15-21, 29-31, 35-37 Sleeper Street, South Boston
8. Z-4706 Massachusetts Department of Public Works,
Jamaica Plain Post #76 American Legion, Inc.
280 South Street, Jamaica Plain

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/1/80 Z-4648
Alan F. Barton
49-51 Falkland Street, Brighton
Near Brookdale Road

2½ story frame structure - R-.5

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from two to three family dwelling.

Violation(s):
Section

Required Proposed

- 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.5 District.
- 14-1. Lot area is insufficient.
- 16-1. Height of building is excessive
- 17-1. Open Space is insufficient.
- 18-1. Front yard is insufficient.

Additional unit will not adversely impact neighborhood. Off street parking is provided. Abutters have no objection. Recommend Approval with Proviso.

VOTED: In reference to Petition Z-4648, brought by Alan F. Barton, 49-51 Falkland Street, Brighton, for a forbidden use and four variances for change of occupancy from two to three family dwelling in a residential (R-.5) District, the Boston Redevelopment Authority recommends approval with proviso that the permit extend to the use of the appellant only and expire upon sale, lease or other disposition of property.



EXTENSION

RAILROAD

RIVERVIEW

BROOKSDALE

CORINNE

CRESTHILL

CRESTHILL

DONNYBROOK

NEWCASTLE

BOTHWELL

Z-4648

49-51 FALKLAND ST.

(BRI.)

ARLINGTON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

March 20, 1980

Hearing: 4/22/80

Z-4654

William S. Driscoll & E W Sweet
31 Beechcroft Street, Brighton
Near Washington Street

Two story masonry structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from four to five apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 District.		
14-2. Lot area is insufficient	11,000 sf.	4,500 sf.
17-1. Open space is insufficient	800 sf.	628 sf.

Proposed conversion is unwarranted, incompatible with the predominant four family residential character of the immediate neighborhood and would create an undesirable precedent. Local Civic Associations are strongly opposed. Recommend Denial.

VOTED: In reference to Petition Z-4654, brought by William Driscoll & E W Sweet, 31 Beechcroft Street, Brighton for a forbidden use and two variances for change of occupancy from four to five apartments in a residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Proposed conversion is unwarranted, incompatible with the predominant four family residential character of the immediate neighborhood and would create an undesirable precedent.



Z-4654
31 BEECHCROFT ST.
(BR1.)

Board of Appeal Referrals March 20, 1980

Hearing: 4/8/80

Z-4664-4667

Daniel Coll & Paul Burke

588-590 & 592-594 East Fifth Street,

227-229 & 231-233 Emerson Street

South Boston

Two two story frame duplex structures - H-1-50

District(s):	apartment H-1-50	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: (East Fifth Street) subdivide, legalize occupancy one two family dwelling; (Emerson Street) subdivide, legalize occupancy - two two family dwellings.

Violation(s):

SectionRequiredProposed

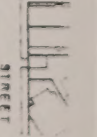
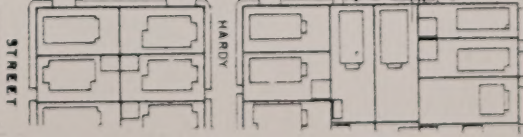
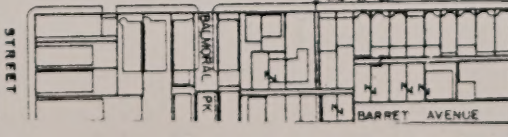
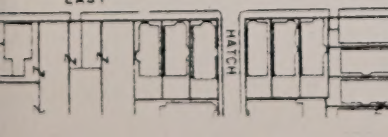
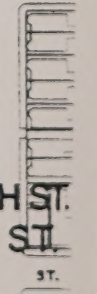
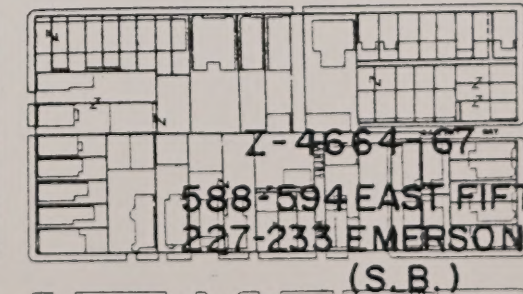
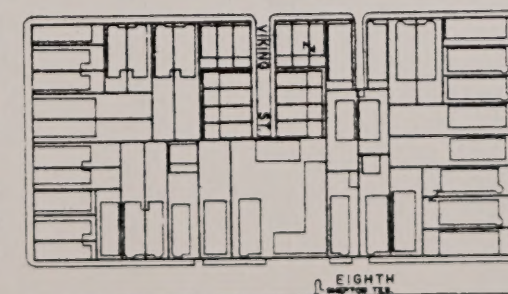
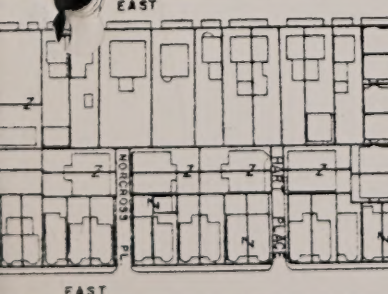
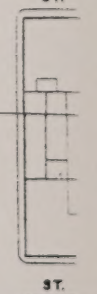
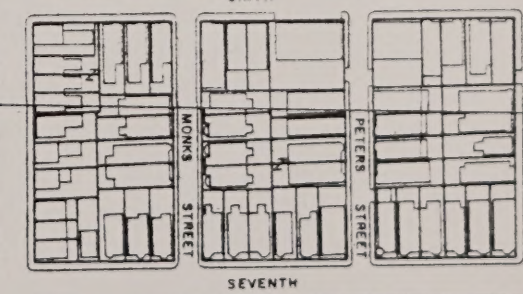
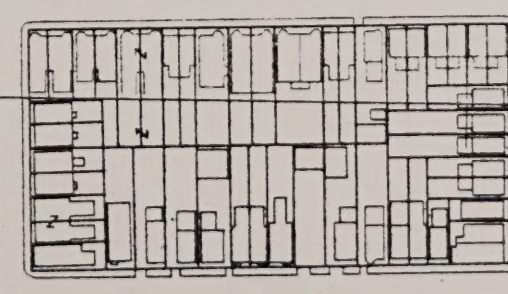
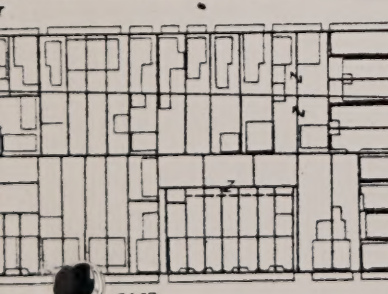
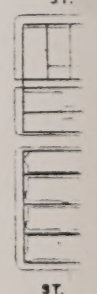
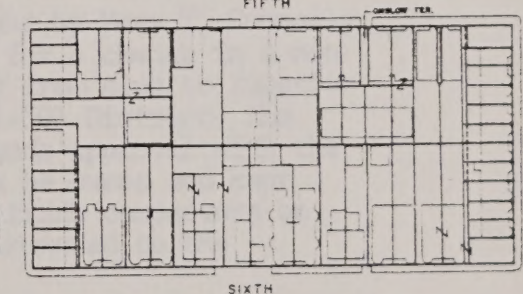
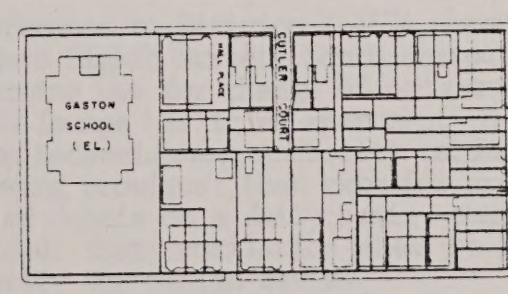
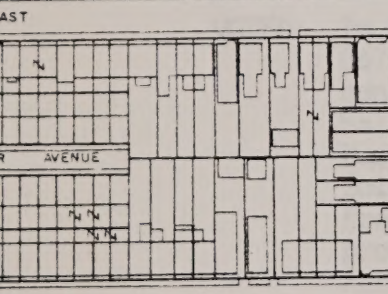
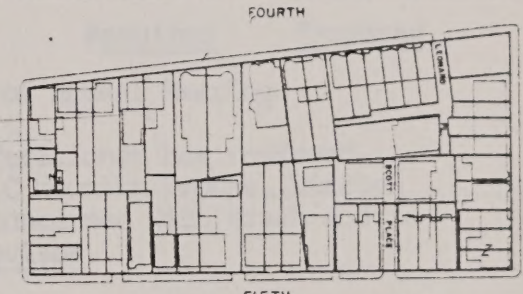
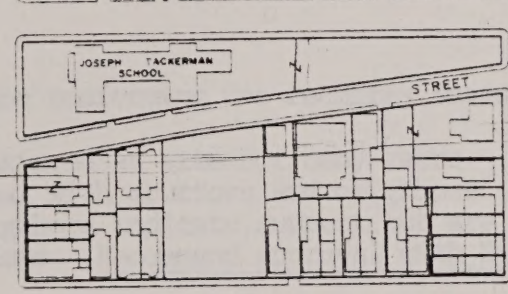
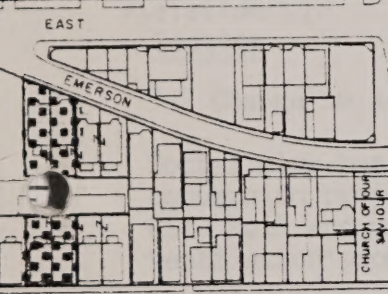
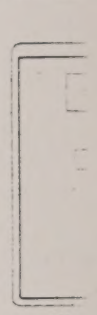
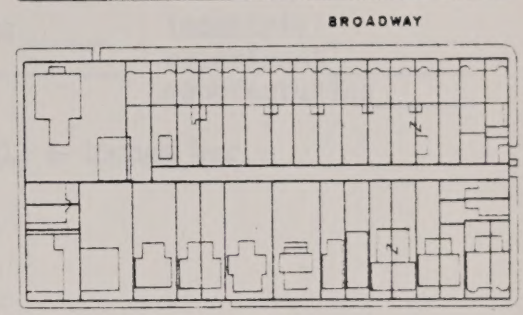
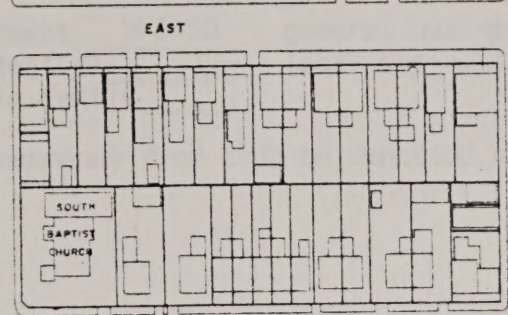
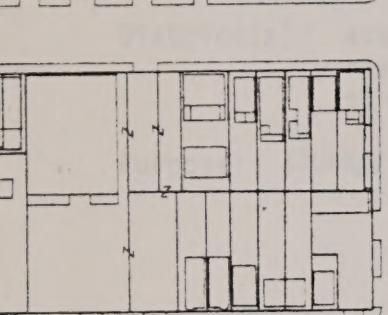
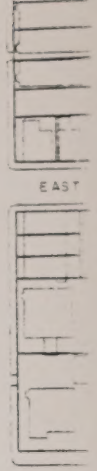
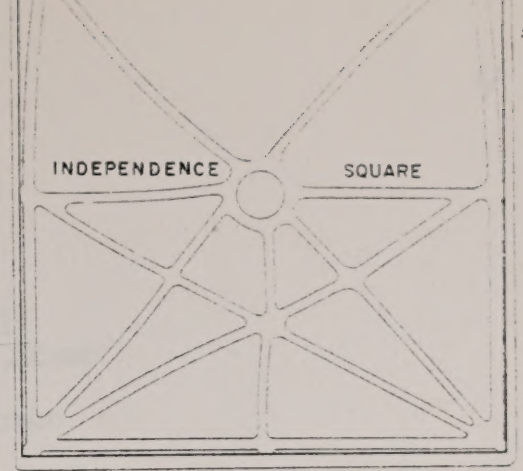
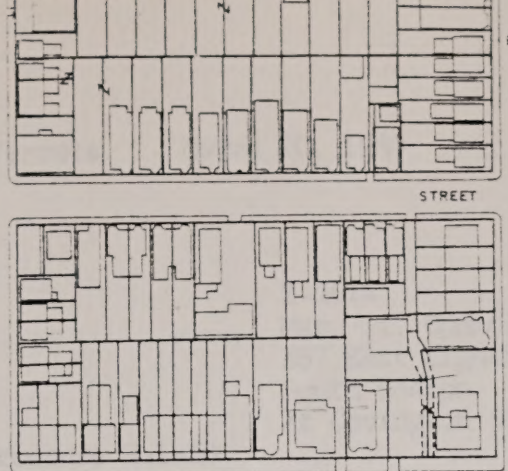
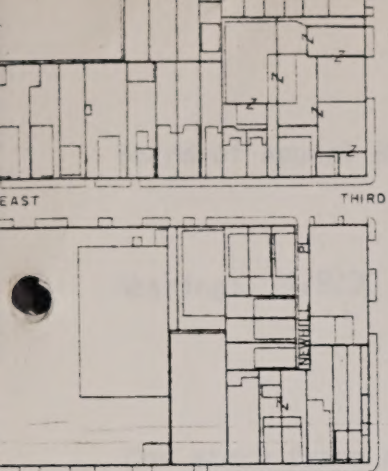
14-2 Lot area is insufficient.

14-3 Lot width is insufficient.

15-1. Floor area ratio is excessive.

Proposal will enable each petitioner to sell one half of his duplex residence. Violations existing and technical. Abutters and neighbors have no objections. Recommend Approval.

VOTED: In reference to Petitions Z-4664-4667, brought by Daniel Coll & Paul Burke, 588-594 East Fifth Street & 227-233 Emerson Street, South Boston, for nine variances to subdivide and legalize occupancy for three two family dwellings in an apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval. Proposal will have no adverse impact and is consistent with Residential character of the neighborhood.



Z-4664-67
588-594 EAST FIFTH ST.
227-233 EMERSON ST.
(S.B.)

Board of Appeal Referrals March 20, 1980

Hearing: 4/8/80

Z-4674
Mary T. Connolly
367 East Eighth Street
South Boston
At Covington Street

One story frame structure H-1-50

District(s):	apartment <u>H-1-50</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from club to function hall & lounge bar.

Violation(s):

Section

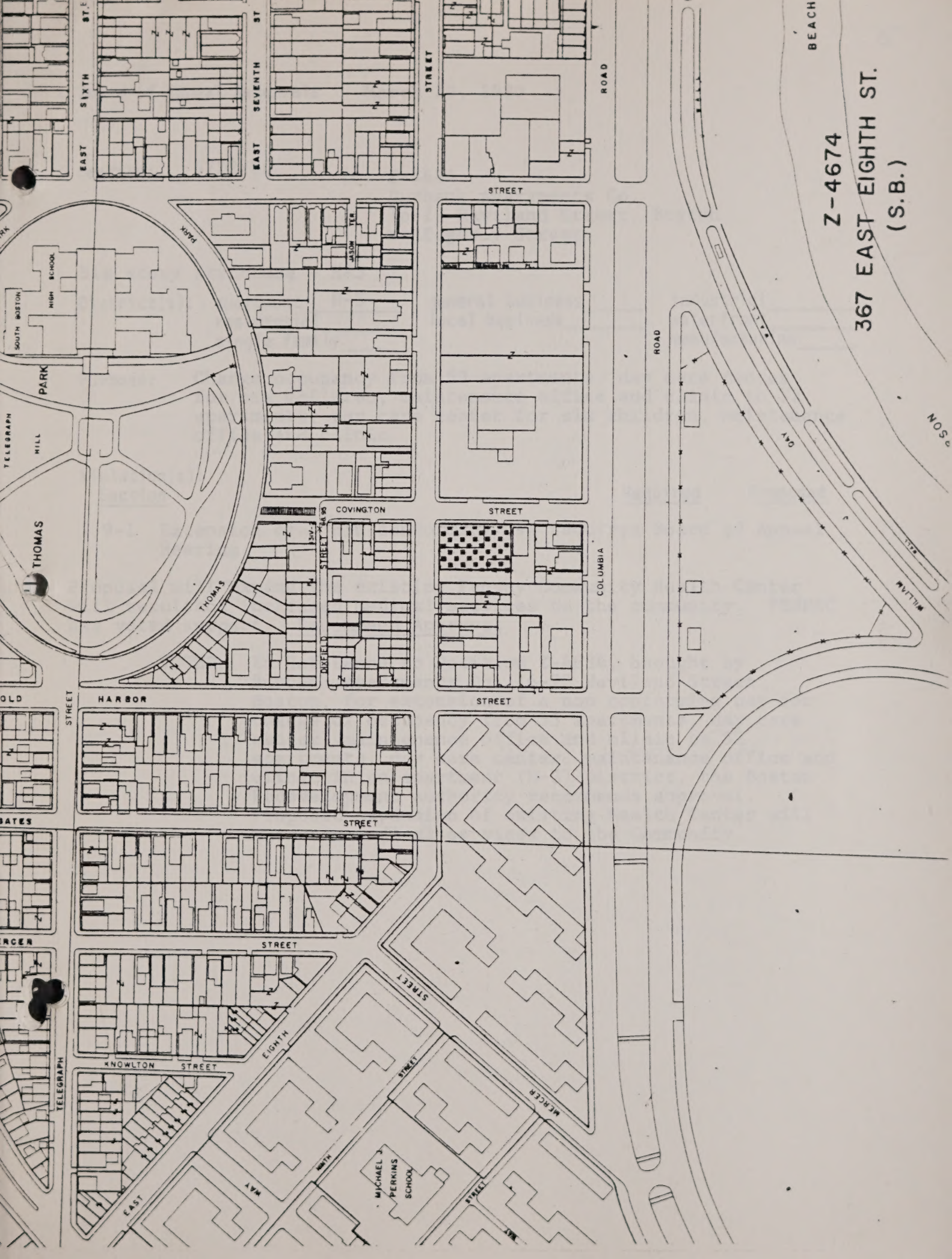
Required

Proposed

9-2 Change in a non conforming use requires Board of Appeal Hearing.

Social club has existed at site for many years. Petitioner has reviewed conversion proposal with abutters and neighbors. Community Groups, Little City Hall and neighbors indicate support but are concerned with trash and ventilation problems. Recommend approval with Provisos.

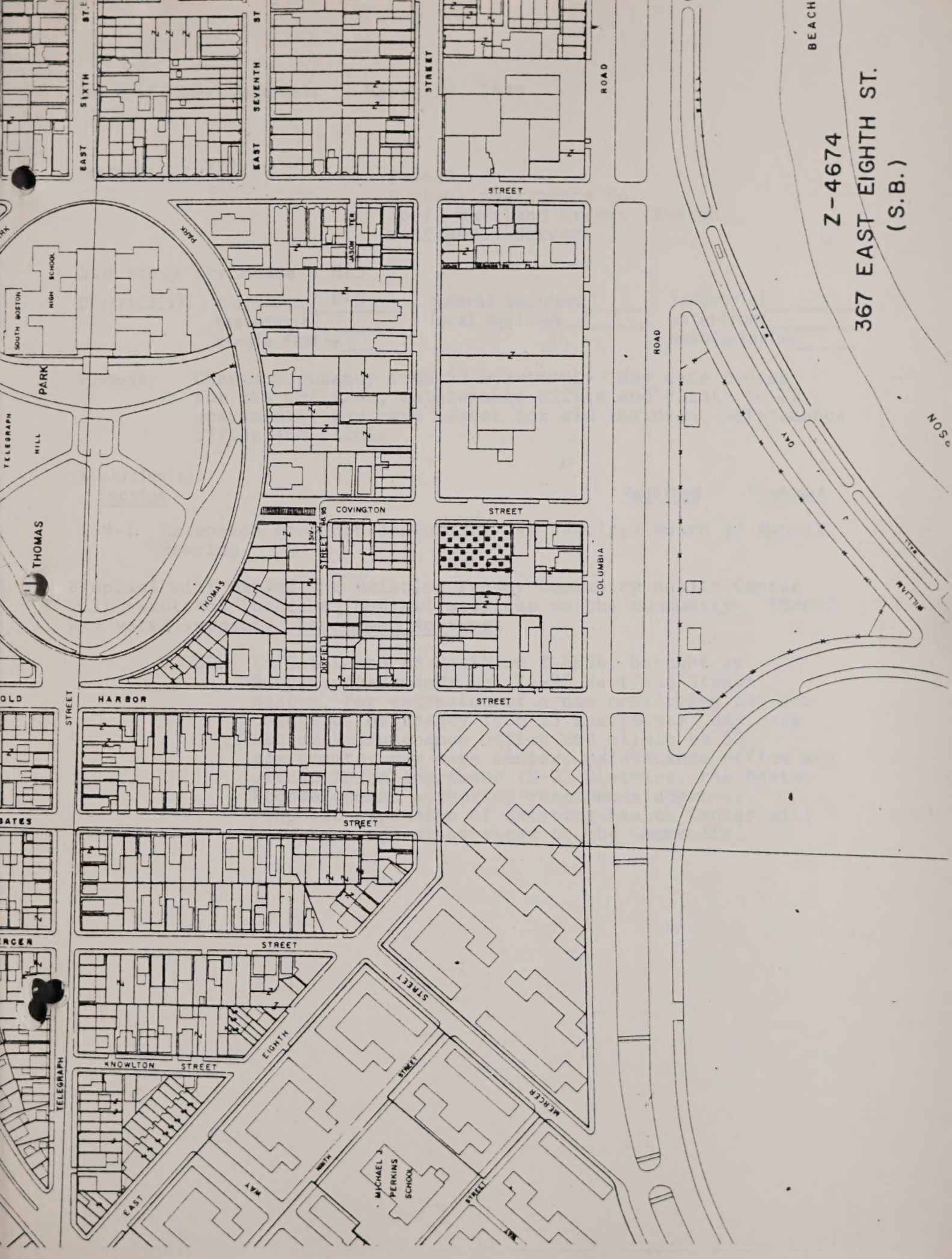
VOTED: In Reference to Petition Z-4674, brought by Mary T. Connolly, 367 East Eighth Street, South Boston, for a change in a non conforming use for change of occupancy from club to function hall & lounge bar in an apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval with the following provisos: that exterior area be swept and kept free of debris on a daily basis; that trash compactors be provided; that ventilation plans be submitted to the Authority for design review.



BEACH

Z-4674

367 EAST EIGHTH ST.
(S.B.)



Hearing: 4/22/80

Z-4684
Burbank Apartments Co.
16-22 Haviland Street, Boston
at Edgerly Street

Six story structure - H-3

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 53 apartments, day care center for six children, maintenance office and clinic to 52 apartments, day care center for six children, maintenance office and clinic.

Violation(s):

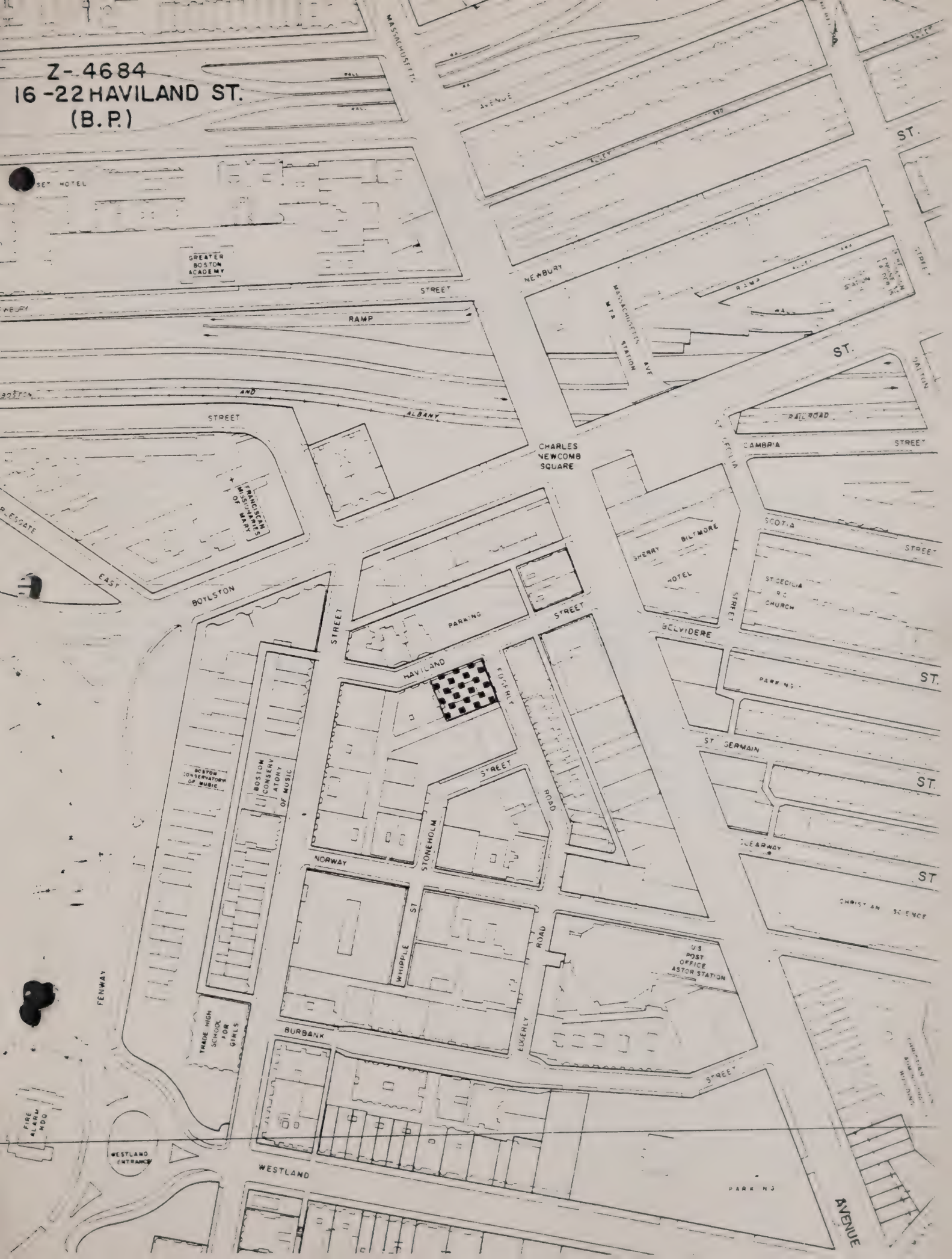
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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9-1	Extension of a non conforming use requires Board of Appeal Hearing.	
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Proposal will expand the existing Fenway Community Health Center will resultant increased medical services to the community. FENPAC has voted support. Recommend Approval.

VOTED: In Reference to Petition Z-4684, brought by Burbank Apartments Co., 16-22 Haviland Street, Boston, for extension of a non conforming use for change of occupancy from 53 apartments, day care center, maintenance office and clinic to 52 apartments, day care center, maintenance office and clinic in an apartment (H-3) District, the Boston Redevelopment Authority recommends approval. Proposed expansion of existing Health Center will increase medical services to the Community.

Z- 4684
16-22 HAVILAND ST.
(B.P.)



Hearing: 4/22/80

Z-4685
Luster T. Delany
916 Beacon Street, Boston
Near Park Drive

Four story structure - H-2

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from five apartments to four apartments and restaurant.

Violation(s):

SectionRequiredProposed

8-7 Restaurant is forbidden in an H-2 District.

Area is residential - commercial. Abutting restaurant at 912-914 Beacon Street proposes to expand its operation. Facility which serves Mexican Cuisine has existed since 1974 without adverse affect on the neighborhood. There will be no live dancing-entertainment or exterior service. One abuttor has expressed concern. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4685, brought by Luster T. Delany, 916 Beacon Street, Boston, for change of occupancy from five apartments to four apartments and restaurant in an apartment (H-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

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Z-4685
916 BEACON ST.
(B.P.)



Board of Appeal Referrals March 20, 1980

Hearing: 4/8/80
Z-4698-4700
Boston Wharf Co.
15-21, 29-31, 35-37 Sleeper Street,
South Boston
near Congress Street

Two six-story structures, one five-story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-4

Purpose: change occupancy from wool storage to 31 apartments; combine buildings (29-31 and 35-37) and change occupancy from storage to 58 apartments.

Violation(s):			
<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7. Multi-family dwelling is conditional in an M-4 district.			
19-5. Side yard is insufficient.		16 ft.	0

Conversion of the three former storage buildings to 89 apartment units is consistent with the residential development of the waterfront area. Developer has reviewed parking, employment, and pricing policies at a meeting with community groups. Abutters, museums, and South Boston community groups have expressed no objections. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4698-4700, brought by Boston Wharf Co., 15-21, 29-31, and 35-37 Sleeper Street, South Boston, for three conditional uses and three variances for change of occupancy from wool storage to 31 apartments and change occupancy of combined buildings from storage to 58 apartments in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval only with proviso that code-required 45 off-street parking spaces be provided. Parking is a serious problem in this area and must be alleviated.



Z-4698-4700
15-37 SLEEPER ST
(B.P.)

Board of Appeal Referrals March 20, 1980

Hearing: 4/1/80

Z-4706

Massachusetts Department of Public Works
 Jamaica Plain Post #76 American Legion, Inc.
 280 South Street, Jamaica Plain
 at St. Ann Street

Approximately 20,000 square feet of vacant land

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Combine lots; erect two-story veterans' post structure.

Violation(s):

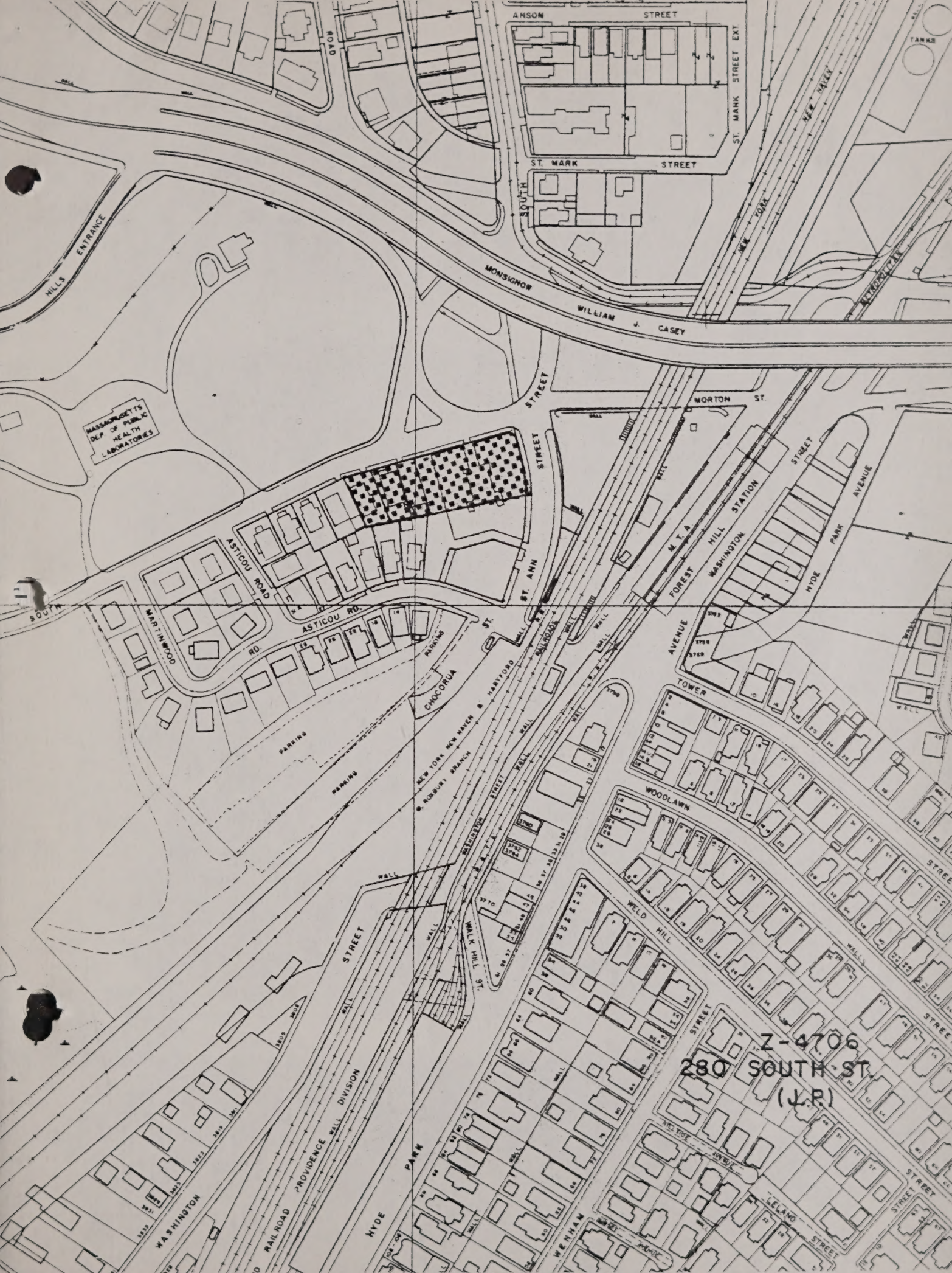
SectionRequiredProposed

8-7. Private club operated for members only is
 conditional in an R-.5 district.

In August 1979, the Authority recommended denial of a similar proposal by petitioner; the Board of Appeal subsequently granted approval with design proviso. Abutters appealed this decision to Superior Court, where it was reversed to denial. The Court in its judgment could not justify two yard violations.

Neighbors and abutters feel that the facility will still present a threat to neighborhood stability. Staff recommends that petitioners continue to work with the community to resolve their concerns. Recommend denial without prejudice.

VOTED: In reference to Petition Z-4706, brought by the Massachusetts Department of Public Works, 280 South Street, Jamaica Plain, for a conditional use to erect a two-story veterans' post structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice.



MASSACHUSETTS
DEPT. OF PUBLIC
HEALTH
LABORATORIES

Z-4706
280 SOUTH ST
(J.P.R)